

A.1 - Complex A: Intact Entire Existing Complex

The Complex A scenario consists of maintaining and utilizing the entire existing complex of nine structures (BLDGs A-I) intact for a combined building area.

In addition, while BLDGs J.1 & J.2 are Not Included (N.I.C.) within the Phase 1 Project Building Complex and associated Existing Facilities Evaluation; the City is receptive to interest by developers who wish to include this "Optional Complex" of buildings (or portions of) along with adjacent site areas as essential to the implementation of a broader mixed-use development strategy and concept supporting the Phase I Project.

Complex A: Site Data

	Gross Site Area
⁰¹ Parcel 01	0.88 AC
⁰² Parcel 02	0.63 AC
Total	1.51 AC

Optional Added Site Area

⁰³ Parcel 03	0.57 AC
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Adjusted Site Total	2.08 AC
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Complex A: Building Data

BLDGs (A-I)	Gross Floor Area (GFA)	Gross Building Area (GBA)
Level 100	22,602 SF	23,947 SF
Level 200	7,235 SF	7,824 SF
Total	29,837 SF	31,771 SF

Optional Added Building Area BLDGs (J.1+ J.2)

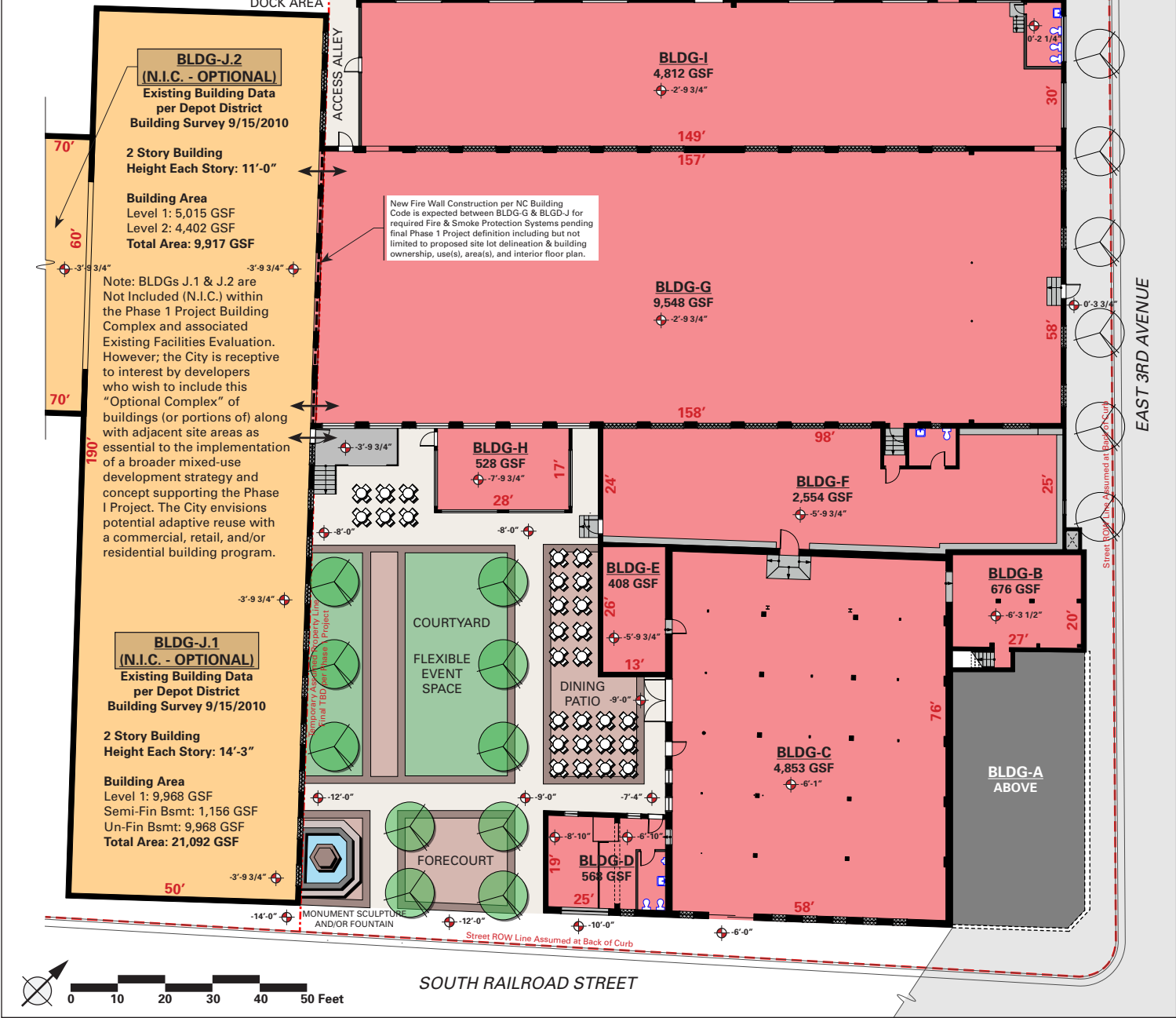
Level 100	Unknown	16,139 SF
Level 200	Unknown	14,370 SF
Total	Unknown	30,509 SF

Adjusted Total Building Area Total	Unknown	62,280 SF
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Development Considerations

The Building Complex is expected to facilitate a unique redevelopment and adaptive reuse strategy and concept that may implement one or a combination of two potential development types and program arrangements:

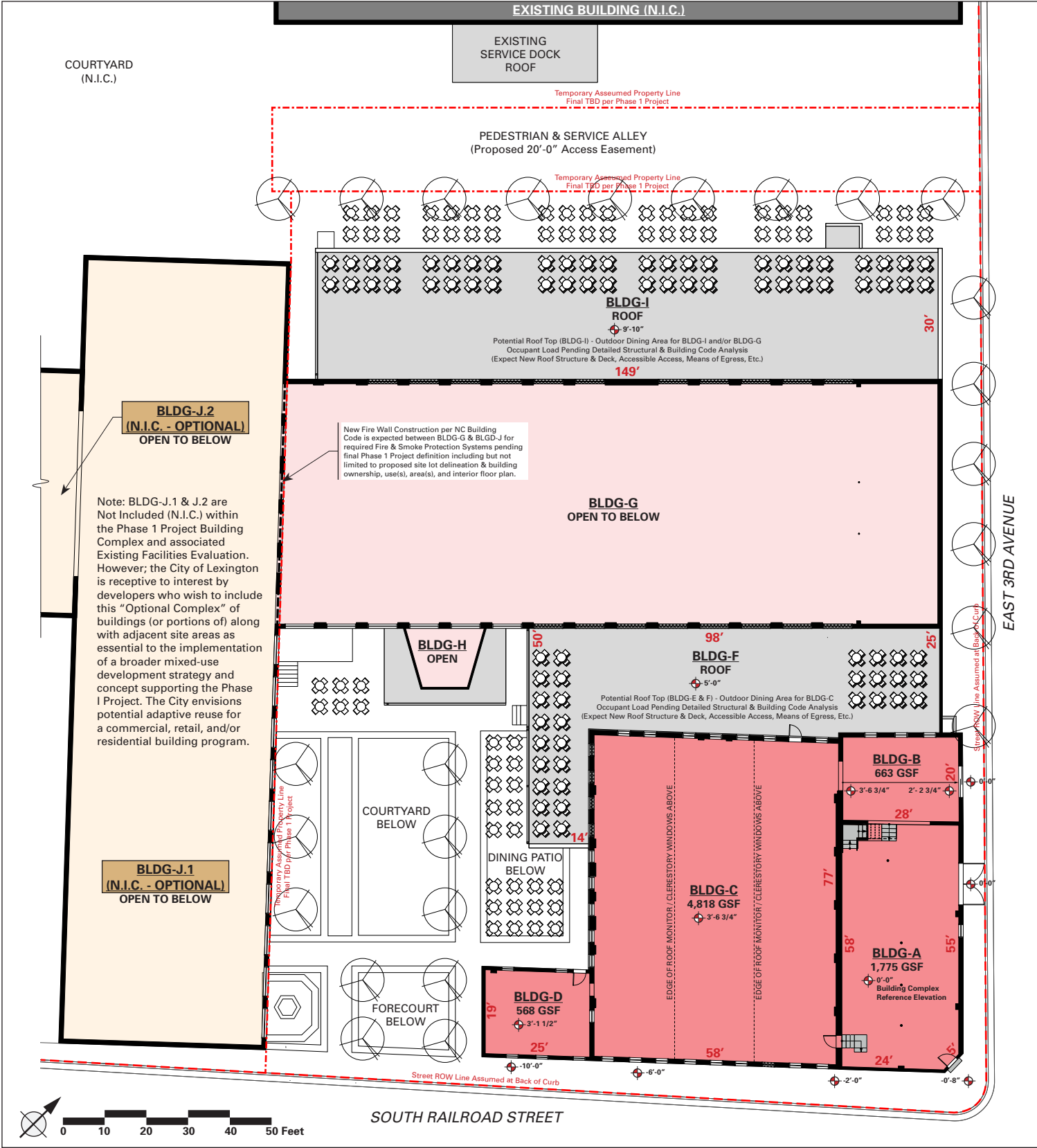
- A. Single-Tenant (Anchor)
- B. Multi-Tenant (Galleria)



Option A.1 - Complex A: Floor Plan - Level 100

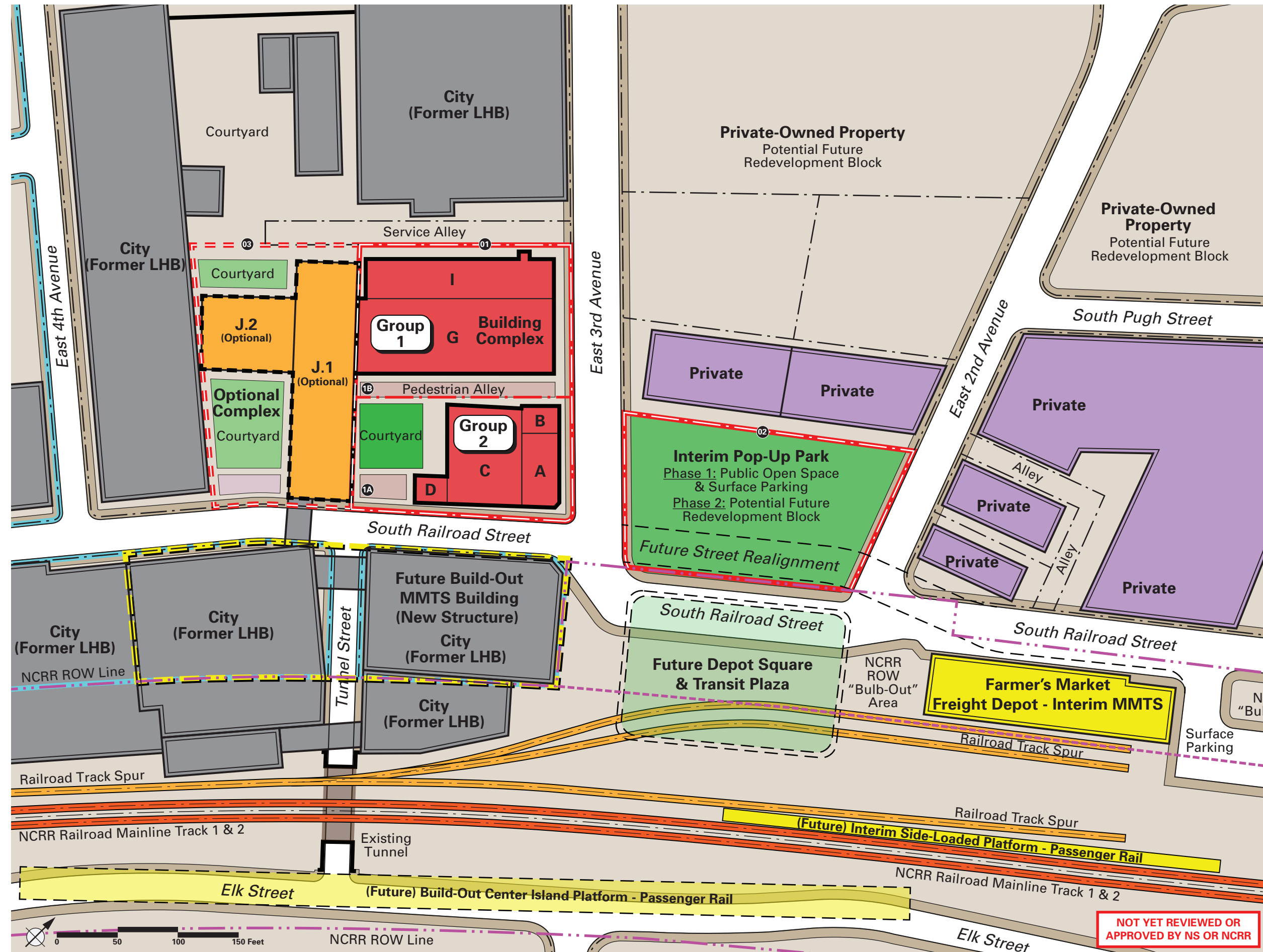
Building Data	BLDG-A	BLDG-B	BLDG-C	BLDG-D	BLDG-E	BLDG-F	BLDG-G	BLDG-H	BLDG-I	TOTAL
Gross Floor Area	N/A	585 SF	4,458 SF	485 SF	356 SF	2,510 SF	9,114 SF	485 SF	4,609 SF	22,602 SF
Gross Building Area	N/A	676 SF	4,853 SF	568 SF	408 SF	2,554 SF	9,548 SF	528 SF	4,812 SF	23,947 SF

General Notes:
1. All proposed building/area configurations are subject to change upon final property conditions report and detailed building code analysis.
2. Depicted plans are for graphic purposes only, all existing floor plan notes (including finish floor elevations and ceiling heights), floor finish materials, and nonessential interior walls have been removed. See SP-01-SP-03, A0101-A0103, & A0201-A0204 for additional existing building information.



Option A.1 - Complex A: Floor Plan - Level 200

Building Data	BLDG-A	BLDG-B	BLDG-C	BLDG-D	BLDG-E	BLDG-F	BLDG-G	BLDG-H	BLDG-I	TOTAL
Gross Floor Area	1,650 SF	564 SF	4,514 SF	507 SF	N/A	N/A	N/A	N/A	N/A	7,235 SF
Gross Building Area	1,775 SF	663 SF	4,818 SF	568 SF	N/A	N/A	N/A	N/A	N/A	7,824 SF



A.2 - Complex B: Modified New Pedestrian Alley
The Complex B scenario consists of modifying the existing complex of nine structures (BLDGs A-I) with the removal of BLDGs E, F, and H to create two building clusters (defined as Group 1 & 2) with a New Pedestrian Alley connection between East 3rd Avenue and the existing Courtyard.

In addition, while BLDGs J.1 & J.2 are Not Included (N.I.C.) within the Phase 1 Project Building Complex and associated Existing Facilities Evaluation; the City is receptive to interest by developers who wish to include this "Optional Complex" of buildings (or portions of) along with adjacent site areas as essential to the implementation of a broader mixed-use development strategy and concept supporting the Phase I Project.

Complex B: Site Data

	Gross Site Area
01 Parcel 01	0.88 AC
1A SubParcel 1A	0.38 AC
1B SubParcel 1B	0.50 AC
02 Parcel 02	0.63 AC
Total	1.51 AC
Optional Added Site Area	
03 Parcel 03	0.57 AC
Adjusted Site Total	2.08 AC

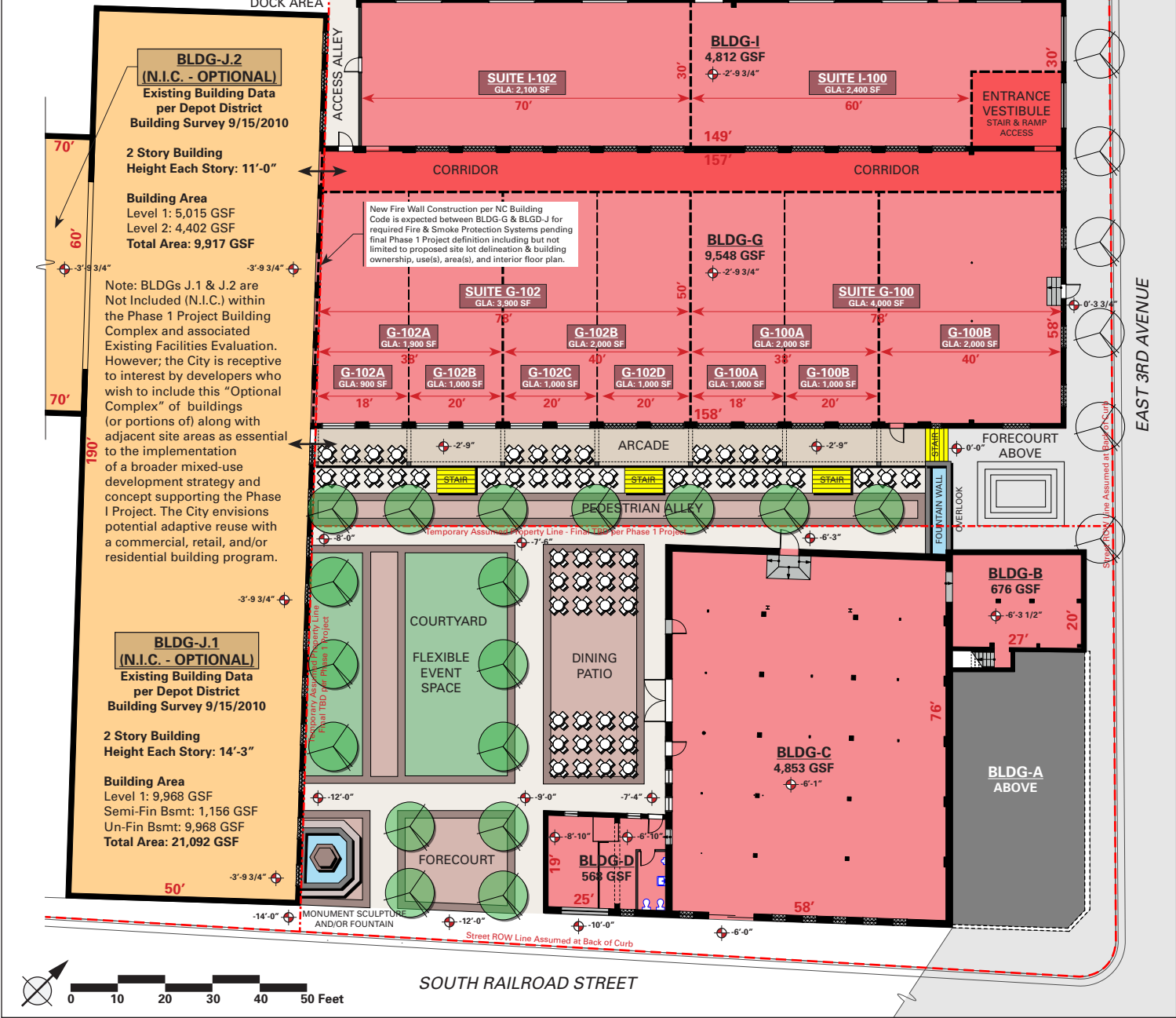
Complex B: Building Data

Group 1 BLDGs (A-D)	Gross Floor Area (GFA)	Gross Building Area (GBA)
Level 100	5,538 SF	6,097 SF
Level 200	7,235 SF	7,824 SF
Total	12,763 SF	13,921 SF
Group 2 BLDGs (G&I)	Gross Floor Area (GFA)	Gross Building Area (GBA)
Level 100	13,723 SF	14,360 SF
Level 200	N/A	N/A
Total	13,723 SF	14,360 SF
Total Complex B (Group 1 + Group 2)		
Total	26,486 SF	28,281 SF
Optional Added Building Area BLDGs (J.1+ J.2)		
Level 100	Unknown	16,139 SF
Level 200	Unknown	14,370 SF
Total	Unknown	30,509 SF
Adjusted Total Building Area		
Total	Unknown	58,790 SF

Development Considerations

The Building Complex is expected to facilitate a unique redevelopment and adaptive reuse strategy and concept that may implement one or a combination of two potential development types and program arrangements:

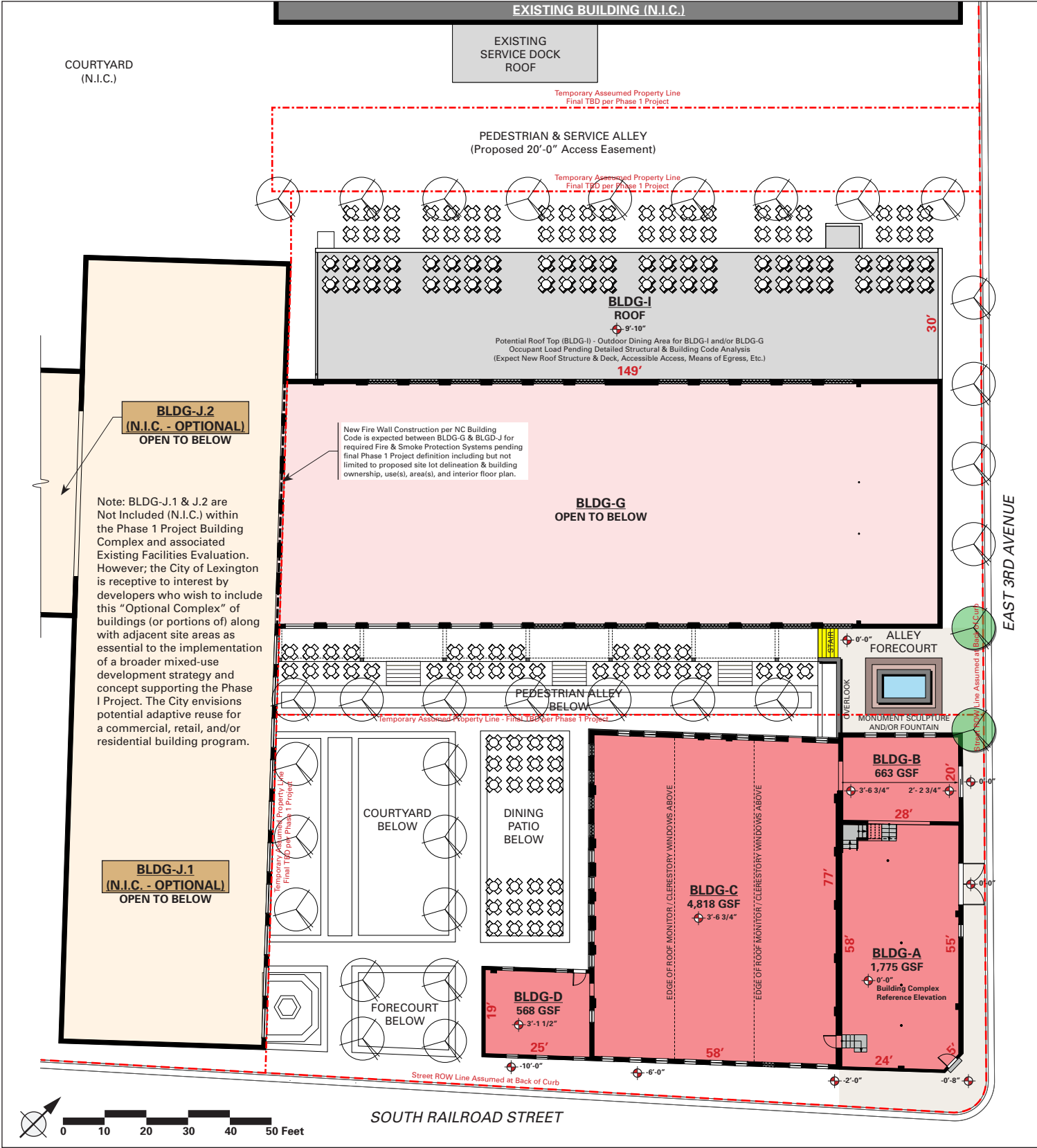
- A. Single-Tenant (Anchor)
- B. Multi-Tenant (Galleria)



Option A.2 - Complex B: Floor Plan - Level 100

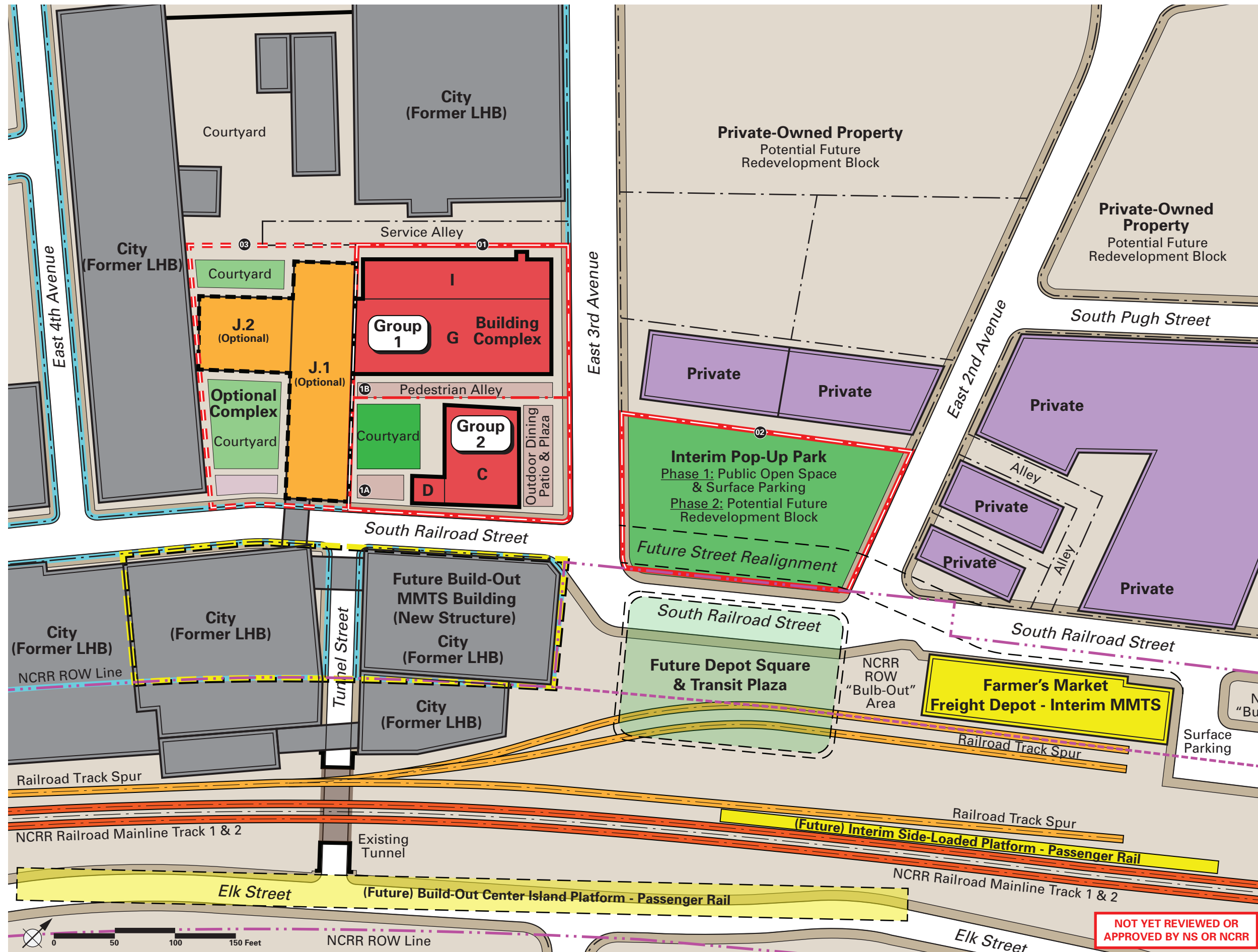
Building Data	Group 1				G1 Total	Group 2			G2 Total	TOTAL
	BLDG-A	BLDG-B	BLDG-C	BLDG-D		BLDG-G	BLDG-H	BLDG-I		
Gross Floor Area	N/A	585 SF	4,458 SF	485 SF	5,538 SF	9,114 SF	485 SF	4,609 SF	13,723 SF	22,602 SF
Gross Building Area	N/A	676 SF	4,853 SF	568 SF	6,097 SF	9,548 SF	528 SF	4,812 SF	14,360 SF	23,947 SF

General Notes:
1. All proposed building/area configurations are subject to change upon final property conditions report and detailed building code analysis.
2. Depicted plans are for graphic purposes only, all existing floor plan notes (including finish floor elevations and ceiling heights), floor finish materials, and nonessential interior walls have been removed. See SP-01-SP-03, A0101-A0103, & A0201-A0204 for additional existing building information.



Option A.2 - Complex B: Floor Plan - Level 200

Building Data	Group 1				G1 Total	Group 2			G2 Total	TOTAL
	BLDG-A	BLDG-B	BLDG-C	BLDG-D		BLDG-G	BLDG-H	BLDG-I		
Gross Floor Area	1,650 SF	564 SF	4,514 SF	507 SF	7,235 SF	N/A	N/A	N/A	N/A	7,235 SF
Gross Building Area	1,775 SF	663 SF	4,818 SF	568 SF	7,824 SF	N/A	N/A	N/A	N/A	7,824 SF



A.3 - Complex C: Modified New Pedestrian Alley + Plaza

The Complex C scenario consists of modifying the existing complex of nine structures (BLDGs A-I) with the removal of BLDGs E, F, and H to create two building clusters (defined as Group 1 & 2) with a New Pedestrian Alley connection between East 3rd Avenue and the existing Courtyard, together with the removal of BLDGs A and B to create an Outdoor Dining Patio and Plaza along East 3rd Avenue and fronting the Interim Pop-Up Park.

In addition, while BLDGs J.1 & J.2 are Not Included (N.I.C.) within the Phase 1 Project Building Complex and associated Existing Facilities Evaluation; the City is receptive to interest by developers who wish to include this "Optional Complex" of buildings (or portions of) along with adjacent site areas as essential to the implementation of a broader mixed-use development strategy and concept supporting the Phase I Project.

Complex C: Site Data

	Gross Site Area
01 Parcel 01	0.88 AC
1A SubParcel 1A	0.38 AC
1B SubParcel 1B	0.50 AC
02 Parcel 02	0.63 AC
Total	1.51 AC
Optional Added Site Area	
03 Parcel 03	0.57 AC
Adjusted Site Total	2.08 AC

Complex C: Building Data

Group 1 BLDGs (C&D)	Gross Floor Area (GFA)	Gross Building Area (GBA)
Level 100	4,943 SF	5,421 SF
Level 200	5,021 SF	5,386 SF
Total	9,964 SF	10,807 SF

Group 2 BLDGs (G&I)	Gross Floor Area (GFA)	Gross Building Area (GBA)
Level 100	13,723 SF	14,360 SF
Level 200	N/A	N/A
Total	13,723 SF	14,360 SF

Total Complex C (Group 1 + Group 2)		
Total	23,687 SF	25,167 SF

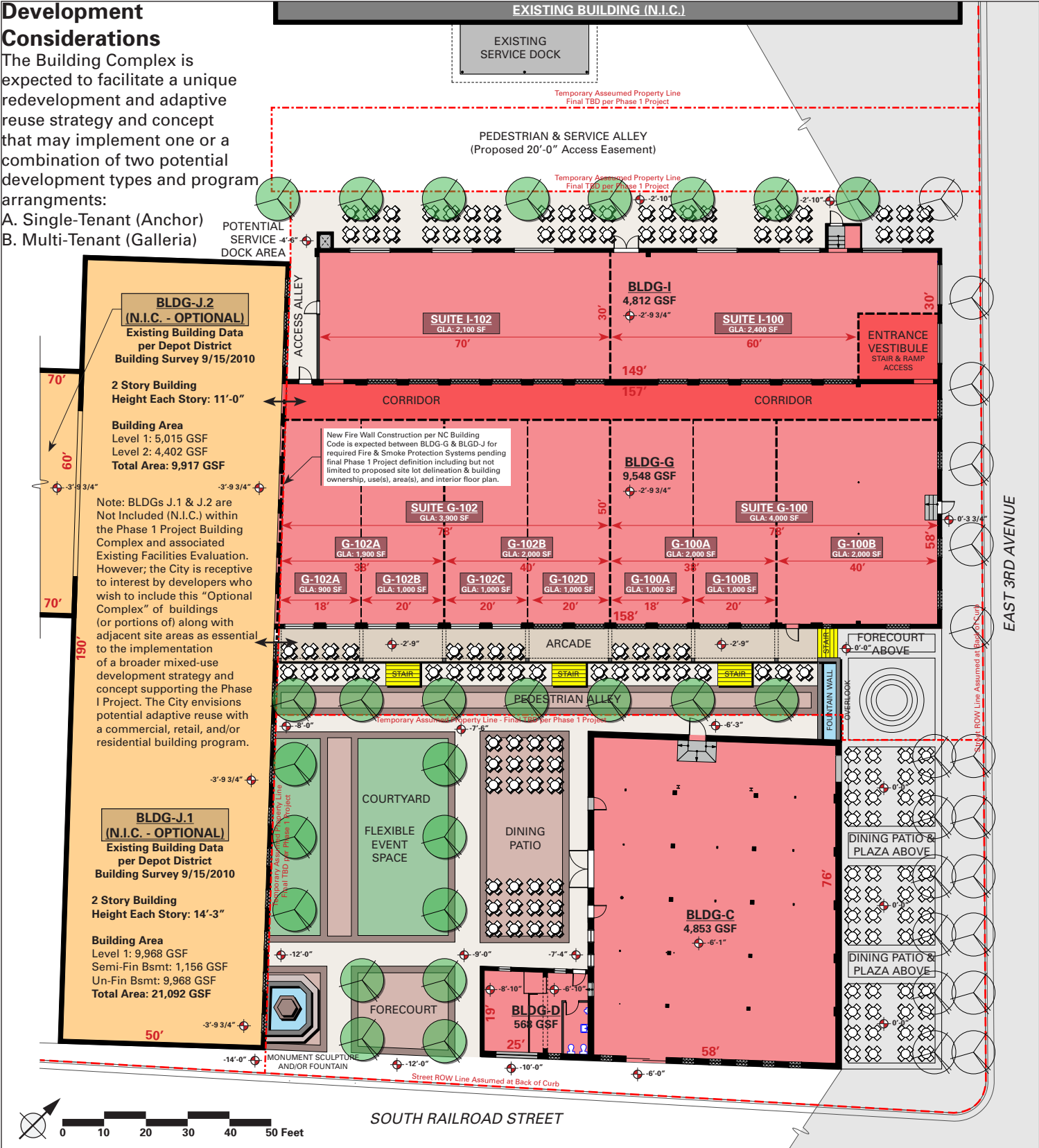
Optional Added Building Area BLDGs (J.1+ J.2)		
Level 100	Unknown	16,139 SF
Level 200	Unknown	14,370 SF
Total	Unknown	30,509 SF

Adjusted Total Building Area		
Total	Unknown	55,676 SF

Development Considerations

The Building Complex is expected to facilitate a unique redevelopment and adaptive reuse strategy and concept that may implement one or a combination of two potential development types and program arrangements:

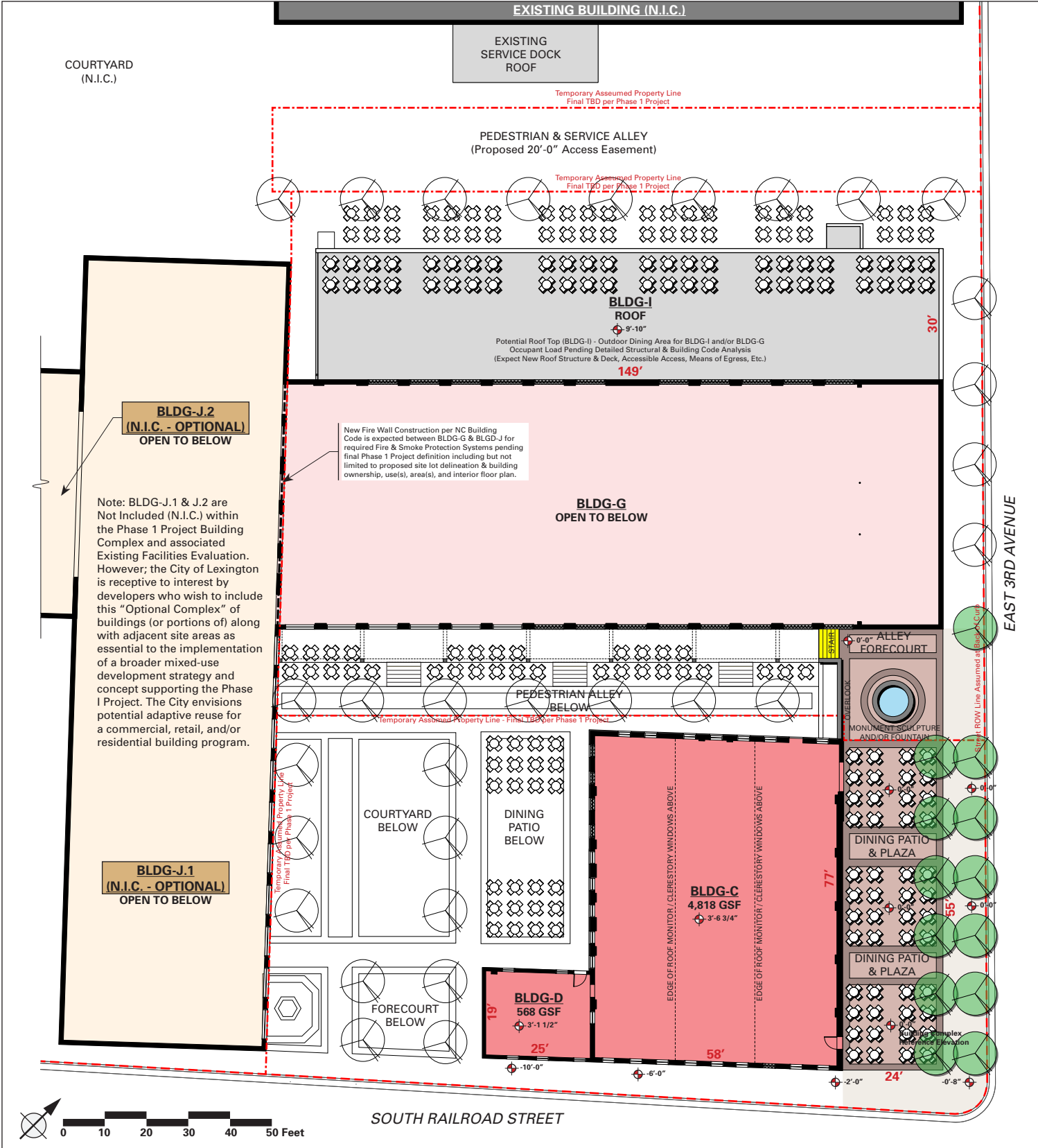
- A. Single-Tenant (Anchor)
- B. Multi-Tenant (Galleria)



Option A.3 - Complex C: Floor Plan - Level 100

Building Data	Group 1			Group 2			TOTAL
	BLDG-C	BLDG-D	G1 Total	BLDG-G	BLDG-I	G2 Total	
Gross Floor Area	4,458 SF	485 SF	4,943 SF	9,114 SF	4,609 SF	13,723 SF	18,666 SF
Gross Building Area	4,853 SF	568 SF	5,421 SF	9,548 SF	4,812 SF	14,360 SF	19,781 SF

General Notes:
1. All proposed building/area configurations are subject to change upon final property conditions report and detailed building code analysis.
2. Depicted plans are for graphic purposes only, all existing floor plan notes (including finish floor elevations and ceiling heights), floor finish materials, and nonessential interior walls have been removed. See SP-01-SP-03, A0101-A0103, & A0201-A0204 for additional existing building information.



Option A.3 - Complex C: Floor Plan - Level 200

Building Data	Group 1			Group 2			TOTAL
	BLDG-C	BLDG-D	G1 Total	BLDG-G	BLDG-I	G2 Total	
Gross Floor Area	4,514 SF	507 SF	5,021 SF	N/A	N/A	N/A	5,021 SF
Gross Building Area	4,818 SF	568 SF	5,386 SF	N/A	N/A	N/A	5,386 SF